



Zoning Ordinance Update

Employment/Industrial & Telecommunications Facilities

May 13, 2010

Land Use - Impact - Form

Balanced Emphasis Leads to More Predictable Results

Land Use

Impact

Form

Goal of Proposed Draft – Equalized Emphasis

Today's Discussion

- Focus on Employment Districts
 - Changes Between Existing and Proposed Code
 - Introduce Design Objectives
 - Discuss Link Between Ch. 7 & Article 4 Chapters
- Focus on Telecommunications Facilities
- Discuss Upcoming Public Outreach Schedule
 - Public Workshops & Public Board Meetings

Employment Districts

Current
Abbreviation

Current
Name

Proposed
Abbreviation

M-1	Limited Industrial	*LI
M-2	General Industrial	*GI
--	Heavy Industrial	HI
PEP	Planned Employment Park	PEP

Purpose & Intent

- Provide a range of employment opportunities in Mesa.
- Provide appropriate locations for activities with the potential to generate off-site impacts.
- Provide appropriate buffers between employment and residential uses

Purpose & Intent

- Provide diverse options for employment-oriented areas, including:
 - Well-landscaped, Campus-like settings ,
 - Mixed-use commercial and industrial areas,
 - Industrial-only areas (no commercial)
 - Sites utilizing a minimalist or utilitarian approach,
- Each option provides an appropriate context for a successful business environment.

Purpose & Intent: PEP

Planned Employment Park

- Activities are integrated in a campus setting
- Standards set primarily by site plan or development guidelines
- Office Parks, Research & Development, Light manufacturing, and Data Processing Centers
- Ancillary restaurants, retail and other supportive establishments.

Purpose & Intent: LI

Light Industrial

- Areas for Limited Research, Manufacturing & Processing, Wholesaling, Warehousing, & Distribution,
- Activities *primarily* take place indoors,
- Restricted accessory outdoor storage
- Full range of commercial activities, on a limited scale, including outdoor display and outdoor sale.
- CUP for large format commercial

Purpose & Intent: GI

GI - General Industrial

- Areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities
- Require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics.
- Activities principally take place indoors, but may include outdoor activities.
- This district also permits a full range of commercial activities.

Purpose & Intent: HI

HI - Heavy Industrial

- Areas set aside for manufacturing, assembly, wholesaling, distribution and storage activities.
- Limited amounts of moderately scaled commercial activities provided only to support industrial related activities.
- Activities may take place indoors or outdoors.

PEP: Changes in Permitted Land Uses

- Added “By-right” land uses:
 - Private Clubs/Lodges
 - Night clubs/Bars (Less than 30% gross sales: food)
 - Bar & Grill Restaurants (min 30% gross sales:food)
- Add conditional uses:
 - Farmer’s Markets (with Temporary Use Permit)
- Modifications Since PR-draft Release
 - Retail stores less than 10,000 sqft: by-right
 - Large Format Retail NOT permitted in PEP

LI: Changes in Permitted Land Uses

- Abbreviation Change: “Old” M-1 district
- Adds Bar & Grill Restaurants (New Land Use)
- Revisions:
 - Car Washes: Permitted “By-right” w/ Standards
 - Colleges & Universities “by-right”
 - Farmer’s Markets: Not Permitted
 - Building Materials & Supply: “By right”
 - Hospitals & Clinics: Special Use Permit
 - Live-Work Units: Special Use Permits

GI: Changes in Permitted Land Uses

- Abbreviation Change: “Old” M-2 district
- Revisions:
 - Car Washes: Permitted “By-right” w/ Standards
 - Farmer’s Markets: Not Permitted
 - Building Materials & Supply: “By right”
 - Hospitals & Clinics: Special Use Permit
 - Day Care Center: Special Use Permit
 - Live-Work Units: Special Use Permits
 - Large Format Retail: Not Permitted

HI – Heavy Industry: New District

- Replaces Council Use Permit Option in M-2 district for high impact industrial activity
- Most Commercial Activities are prohibited except convenience retail & personal services
- Day care: Special Use Permit
- Example Activities: Cement Plants, Slaughterhouses, Major Utility (w/ CUP), Oil Refineries (w/ CUP), Tanneries

Employment Districts:

Revisions to Aesthetic Requirements

- No Landscaping requirements for side or rear yards abutting other industrial districts
- Setbacks adjacent to Single Residence, Multiple Residence, and Commercial: 20 to 25-feet
- Focus of landscaping and form standards is on the public side of the building, and transition between differing land uses
- Height Extension Option for Fences/Walls above 8-feet, up to 12-feet, through Design Review process

Form Requirements: Pick 2 of 4

Primary Public Entrance

- Focus the public's attention on the primary entrance to the building or tenant space(s).

Materials

- 3 different durable materials. Arrange profiles, finishes, textures and materials in an attractive composition.

Form Requirements: Pick 2 of 4

Building Form

- Arrange massing and functional elements of building to provide architectural interest.

Ground plane

- Use hardscape and landscaping to provide a transition from building walls to public areas, parking areas, and drive aisles around the base of the building.

Telecommunications Facilities

Purpose & Intent

- Promote the location of towers in non-residential areas and minimize the total number of towers throughout the community;
- Establish the joint use of new and existing tower sites as a primary option instead of construction of single-use towers;
- Locate towers and antennas in areas where the overall impact on the community is minimal, now and in the future; to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful aesthetic design, siting, landscape screening, and innovative camouflaging techniques

Telecommunications Facilities

Purpose & Intent

- Promote fair and effective wireless communication services and ensure that a broad range of competitive wireless services with high quality telecommunications infrastructure are available to serve the community; and,
- Establish preferred locations and design preferences for the siting of telecommunications infrastructure.
- Establish regulations and guidelines for the governance of wireless telecommunications facilities that recognize the unique land use distribution, topography, and aesthetics of the community while preserving the rights of wireless telecommunications providers

Telecommunications Facilities

Amateur Radio Antennas

- No changes from existing regulations
- 75 foot maximum height for single tower
- 30-foot maximum for any additional towers
- Required placement to the rear of the structure
- Residency requirement

Telecommunications Facilities

Commercial Cellular Systems

- Application Standards
 - Inventory of Existing facilities w/ Map
 - Description of Proposal
 - Site Plan and Elevations
 - Narrative Description of Method used to Camouflage
 - Photo Simulations of Constructed Facility
 - FCC Verification
 - Peer review

Telecommunications Facilities

- Commercial Cellular Systems
- **Locations Preferences:**
 - On existing non-residential structures such as buildings, communication towers, or utility facilities owned by the City or another public agency and located more than 300 feet from a residential zone, without modification to the structures.
 - On existing signal, power, light or similar kinds of permanent poles located more than 300 feet from a residential zone.

Telecommunications Facilities

Location Preferences

- Co-located with existing wireless telecommunication facilities that conform to the requirements of this ordinance.
- Limited, General and Heavy Industrial Districts.
- Stealth facilities in Limited and General Commercial Districts or in Planned Employment Park Districts.
- Camouflaged, stealth or building-mounted facilities on non-residential structures, including monopoles, in any Agricultural or Residential District.

Telecommunications Facilities

Design Preferences

- Building or structure mounted antennas designed and sited to be completely concealed from view or not readily visible because of integration into design of non-residential buildings or structures erected and approved for use other than as wireless telecommunications support. Examples of antennas completely integrated into the structure include existing parapet replacements, bell towers, steeples, clock towers and cupolas.
- Building or structure mounted antennas set back from roof edge, concealed and not visible from the public right-of way or from surrounding residential properties or minor faux-structural alterations. Examples include faux penthouses and parapet additions.

Telecommunications Facilities

Design Preferences

- Building or structure mounted antennas below roof-line (façade mount, pole mount) visible from public right-of-way but artistically integrated into the existing structure and painted to match existing structure.
- Freestanding camouflaged structures visible from public right-of-way and from surrounding residential properties. Examples include steeples, sculptures and clock towers.
- Building or structure mounted antennas above the roof-line visible from public right-of-way or from surrounding residential properties behind frequency-transparent panels.
- Freestanding stealth tree, such as monopalm.
- Freestanding monopoles or other antenna towers.

Telecommunications Facilities

- Setbacks
- Few on-site changes from existing Guidelines
 - From Street: 1' of Setback for each 1' of Structure Height
 - From Residence Districts: 2' Setback for 1' Height
- New Requirement: 1000' separation from existing facilities unless camouflage techniques are used
- Compliance with Building Setbacks for Zoning District
- Vault Requirement if placed in Front or Street Side SBs

Telecommunications Facilities

By-right Location Options in Non-residential Commercial and Industrial Districts

- Any antenna that is mounted on any existing building or other structure when the overall height of the antenna and its supporting tower, pole or mast does not exceed a height of 30 feet or 25 feet if located within 20 feet of a residentially zoned lot.
- Any camouflaged facility designed and built to appear as an architectural element of an existing building, or as an architectural structure designed to be consistent with the approved design theme for the development site, provided:
 - All materials and design elements used in the camouflaged design are compatible with the approved materials, colors and design of the buildings and structures used for the development site;
 - The overall height of the camouflaged facility is no higher than twice the maximum height permitted for the zoning district;
 - The facility is a minimum distance of twice the proposed height of the facility from a residential zoning district.

Telecommunications Facilities

By-right Location Options in Industrial Districts

- Any free standing antenna structure and its supporting tower, pole, or mast that complies with all applicable setback ordinances, provided:
 - The overall height of the antenna and its supporting structure does not exceed a height of 70-feet; and
 - The location of the facility is a minimum of 300-feet from a residence.
- Freestanding Stealth facilities provided the overall height of the facility (not including stealth related masking features for antennas and antenna mounts) and its supporting structure does not exceed and height of 70-feet.

Telecommunications Facilities

By –right Location Option in All Zoning Districts

- The following facilities when located on a property in any zoning district:
 - Any building mounted facility, including roof mounts and wall mounts, provided any additional height required for the facility is less than 15-feet above the height of the existing building.
 - Any co-located facilities mounted on existing freestanding poles or towers, provided:
 - Any additional height required for the facility is less than 15-feet above the initial approved height of the pole or tower;
 - The existing number of communication providers with facilities on the pole does not exceed 2. Co-location of a fourth provider shall require approval a Special Use Permit.

Telecommunications Facilities

Approval of a Special Use Permit by the Zoning Administrator acting as a Hearing Officer or Board of Adjustment is required for the following:

- Any proposal for a new, freestanding communications facility or to increase the height of an existing antenna support structure greater than 15-feet in any agricultural or residential district;
- Any application for a building or roof-mounted structure that would exceed the height of the existing structure by more than 15 feet, with a few exceptions; and
- Any application that proposes an exception to any applicable requirement in Section 11-24-5.

Telecommunications Facilities

Special Use Permit Criteria

- The proposed telecommunication facility will comply with all applicable state and federal standards and requirements;
- The proposed project is consistent with the general requirements of this chapter and any specific requirements applicable to the proposed facility;
- The proposed antenna or related facility, operating alone and in conjunction with other telecommunications facilities, will comply with all applicable state and federal standards and requirements; and either:

Telecommunications Facilities

Special Use Permit Criteria

- Will not be readily visible; or
- Will be readily visible, but it is not feasible to incorporate additional measures that would make the facility not readily visible.
- The facility, if it is not a microcell or co-located, is necessary to prevent or fill a significant gap in coverage or capacity shortfall in the applicant's service area, and is the least intrusive feasible means of doing so;

Telecommunications Facilities

Special Use Permit Criteria

- If the proposed facility is a satellite dish or parabolic antenna exceeding 39 inches in diameter, that a smaller or less intrusive antenna cannot feasibly accomplish the provider's technical objectives and that the facility will not be readily visible;
- If a new antenna support structure is proposed or the applicant proposes to extend the height of an existing tower, that the applicant has made good faith and reasonable efforts to locate a telecommunication facility on a support structure other than a new monopole or lattice tower or to accomplish co-location and that no existing tower or structure in the vicinity can accommodate the applicant's proposed antenna;

Telecommunications Facilities

Special Use Permit Criteria

- If a modification of height, separation, setback, landscaping or other requirements of Section 11-24-5 is proposed, that the proposed modification is consistent with the purposes of this Chapter and will be the least intrusive feasible means of meeting the service provider's objectives;
- If the proposed location is in a Residential district that the location is necessary for the provision of personal wireless services to Mesa residents and businesses, or their owners, customers, guests, or invitees, or other persons traveling in or about the City based on substantial evidence that siting the facility outside of a Residential district is infeasible and without the proposed facility, the operator will be unable to provide personal wireless services to its customers in the proposed coverage area;

Telecommunications Facilities

Special Use Permit Criteria

- If the proposed location is readily visible from the habitable area of a dwelling unit within 300 feet or from a public right-of-way, public park, or other public recreation or cultural facility, that:
 - It is not feasible to provide the service at another location or to incorporate additional measures such as a decrease in height, increase in the number of number of facilities, increase in setback, change in design, relocation relative to other structures or natural features, that would further reduce its visibility; and
 - The proposed telecommunication facility provides an important link in applicant's service area build-out and is necessary to provide personal wireless services to City residents.

Public Workshop Schedule

- 4/12 Monday
Single Residence & new RSL district
- 4/22 Thursday
Multiple Residence & General Landscaping
- 4/27 Tuesday
Commercial – Part 1: Retail & Office
- 5/4 Tuesday
**Commercial – Part 2: Transit, Mixed Use
and Urban; & Parking Requirements**

Public Workshop Schedule

- May 13 Thursday
**Employment/Industrial; &
Telecommunications Facilities**
- May 20 Thursday
Downtown and Infill
- May 25 Tuesday
**Single Residence, RSL (Residential Small Lot),
Planned Area Developments &
Planned Community Districts**

General Topic Public Workshops

- June 1 Tuesday
Superstition Community Room (CD-6)
- June 10 Thursday
Fire Station 216 Community Room (CD-5)
- June 14 Monday
Fire Station 206 Community Room (CD-2)
- June 15 Tuesday
Fire Station 218 Community Room (CD-1)
- June 29 Tuesday
Fire Station 202 Community Room (CD-4)
- June 30 Wed La Casita – Dobson Ranch (CD-3)

Board/Hearing Schedule

- **Design Review Board**
 - *June 2: Recommendations – Part 1*
 - *July 7: Recommendations – Part 2*
- **Economic Development Advisory Board**
 - May 4: General Overview/Change Summary
- **Planning & Zoning Board**
 - April 21: Employment Uses, Infill, Miscellaneous
 - May 19: Telecom; Parking & Landscaping
 - June 16: Public Hearing – Public Comments
 - *July 21: Public Hearing – Comments*
 - *August 18: Public Hearing - Recommendation*

Questions?

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